

Town of Concord
Department of Planning
and Land Management

141 Keyes Road
Concord, MA 01742
Tel: (978) 318-3290
Fax: (978) 318-3291



Definitive Subdivision Plan Application Form C

Received by Town Clerk:

Town Use Only

Date Stamped Received by Planning Board

Application Number: _____

1 Location

No. _____ Street Kenka Road 3825, 3838, 3842-2 3849, 3850, 3851 F09
Parcel Map

Name _____ Address _____ Telephone No. _____

Owner(s): Kenka Road, LLC 653 Main Street
Concord, MA 01742 (617) 671-4866

Applicant: Same as above

2 Zoning Information

Zoning District: Residence B

Total Site Area (acres or sq. ft.): 12.5 A ± Lot Frontage: 143.37 +
447.50

Present Use: Wooded. Proposed Use: PRD

Is the property located in a Historic District? ☐ Yes ☒ No Wetlands Conservancy District? ☒ Yes ☐ No

Flood Plain Conservancy District? ☒ Yes ☐ No Groundwater Conservancy District? ☐ Yes ☒ No

Is any zoning relief being requested? ☐ Yes ☒ No

If Yes, please explain: _____

Is the property identified in the Open Space Plan? ☐ Yes ☒ No Historic Resource Plan? ☐ Yes ☒ No

Does the property contain any former or abandoned railroad right-of-way? ☐ Yes ☒ No

3

Proposed Project

Provide a brief narrative of the project description: The applicant is
proposing to improve part of Kenka Road as
access to 11 units for a 55 and older
community.

Total area to be subdivided (acres or sq. ft.): No further subdividing of lots

Total area of all lots: 12.5 ± Acres

Total area dedicated for streets, drainage, and utilities: 30,000 sq. ft. ±

Total area reserved for recreation, parks, or other open land: 71,120 sq. ft.

4

Traffic and Town Services

Estimated traffic flow within the subdivision: 10 A.M. Peak 10 P.M. Peak

Estimated traffic flow on streets adjacent to subdivision: t.b.d. A.M. Peak t.b.d. P.M. Peak

Effect of the project on public services, such as water, sewer, schools, police, fire, waste disposal and recreational facilities: Water demand is estimated at an average
of 1500 gpd. No town sewer. No schools - 55
and older community. Police, Fire, Waste Disposal and
recreational facilities will receive a limited impact
considering the size and nature of this development.

Provide a projection of the direct, current Town costs and revenues associated with this development:

Tax revenues to the town will amount to approx.
\$ 166,730 per annum. Costs to the town are
limited considering roadway to remain private,
no schools and no sewage.

5 Site Characteristics and Drainage

Proposed amount of grading: 0 cut (cubic yards) 2,500 fill (cubic yards)

Will the project require the removal of soils from the site? ☐ Yes ☒ No

If Yes, how many cubic yards and where is soil being relocated: _____

Will the project impact surface and groundwater quality and level? ☐ Yes ☒ No

If Yes, explain how and what measures are taken to mitigate impacts: _____

What is the capability of soil, vegetative cover, and proposed erosion control measure to support proposed development without erosion, silting or other soil instability:

With all measures of erosion control (straw wattle & check dams) erosion and transportation of silt is minimized. By providing vegetation (temporary or permanent) on standing soils, this limits erosion. Retaining walls in roadway controls erosion.

Is there an increase of peak run-off caused by altered surface conditions? ☐ Yes ☒ No

If Yes, estimate increase and methods to be used to recharge this water to the ground: _____

Does the project proposes to alter a 100-year flood plain? ☐ Yes ☒ No

If Yes, explain how and what measures are taken to mitigate impacts: _____

Does the project affect important wildlife habitat and/or outstanding botanical features? ☐ Yes ☒ No

If Yes, explain how and what measures are taken to mitigate: _____

Will the project affect a scenic site? ☐ Yes ☒ No

If Yes, explain how and what measures are taken to mitigate: _____

Does the project affect historic sites or buildings listed in the Town Historic Survey? ☐ Yes ☒ No

If Yes, explain how and what measures are taken to mitigate effects: _____

Does the project affect historic sites/buildings eligible or listed on the Fed/State Historic Register? ☐ Yes ☒ No

If Yes, explain how and what measures are taken to mitigate: _____

Is proposed work located within ☐ 25 ft. or ☒ 100 ft. of a wetland and/or ☐ 200 ft. of a stream or river?

If Yes, explain how and what measures are taken to mitigate impacts: _____

Runoff during and after construction is controlled by meeting all necessary standards as required in Massachusetts Stormwater Management Standards.

7 Requirements for Improvements and Design

The application shall be filled out completely and in accordance with Section 5 of the Concord Subdivision Rules and Regulation and the Definitive Plan Checklist so that there will be no ambiguity or uncertainty as to the applicant's intent in seeking approval of this application.

In order to provide for streets of suitable location, width and construction to accommodate prospective traffic and afford satisfactory access for police, emergency, fire fighting, snow removal, sanitation and road maintenance equipment; to coordinate streets so as to compose a convenient system; to avoid undue financial burdens for present and future taxpayers; and to avoid potential natural or technological hazards or nuisances, including the problems associated with uncontrolled storm water run-off, the Planning Board has established the design of subdivisions set forth in Section 6 of the Subdivision Rules and Regulations for the following requirements:

- ◆ Character of the land as it relates to the subdivision
- ◆ Lots and their arrangement, size, shape, grading and drainage
- ◆ Construction Specifications
- ◆ General Construction Procedures
- ◆ Construction Methods and Materials
- ◆ Streets, Improvements and Signage
- ◆ Utilities
- ◆ Storm Drainage
- ◆ Water and Sewer Facilities
- ◆ Trees and Other Plantings
- ◆ Reservation of Land for Public Purpose

Applicant is advised that all subdivisions shall conform to the provisions of the Concord Zoning Bylaw, Regulations of the Concord Board of Health, The Technical Provisions and Design Criteria adopted by the Public Works Commission on January 1, 1960, as may be amended and Section 6, Requirements for Improvements and Design of the Concord Subdivision Rules and Regulations.

8 Certification

The undersigned hereby certifies that he/she has read and examined this application and that the proposed project is accurately represented in the statements made in this application

Owner(s): HOPE A. BECKMAN (Signature) Date: _____

HOPE A. BECKMAN, KEUKA RD. LLC Date: 4.3.17

CRAIG S. BECKMAN, KEUKA RD. LLC Date: _____

Applicant: HOPE A. BECKMAN (Signature) Date: 4.3.17

Date: _____

** The signature of the property owner(s) is required for the application to be accepted.

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Designer's Certificate Form D

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Date Stamped Received by Planning Board

Application Number: _____

1 Certification

In preparing the plan entitled Hosmer Meadow Subdivision, I hereby certify that the above named plan and accompanying data is true and correct, to the accuracy required by the current Subdivision Rules and Regulations of the Town of Concord and required by the Rules of the Massachusetts Registry of Deeds and my source of information about the location of boundaries shown on said plan were one or more of the following:

- Deed from Beckman to Kenka Rd dated and recorded in the Middlesex South Registry of Deeds, Book 64600 LLC 73, Page 66846 485-491.
- Actual measurement on the ground from a starting point established by the following: Road bounds on Main Street.
- Other deeds, plans and/or sources as follows: Plan Book 217 Plan 3

2 Engineer or Surveyor Information

Engineer or Surveyor: Ian Rubin, P.E.
Company: Markey & Rubin, Inc.
Address: 360 Massachusetts Ave
Town/State/Zip: Acton MA 01720
Phone Number: 978-264-4600
Fax Number: —

Seal of Engineer or Surveyor

Signature: [Signature]

Registration No.: 33758

Town of Concord
Zoning Board of Appeals
141 Keyes Road
Concord, MA 01742
Tel: (978) 318-3295
www.concordma.gov



Zoning Board of Appeals Application

Nonconforming Use and/or Structure

Town Use Only

Received by Clerk of the Board:

Town Clerk Stamped Received

Application Fee: _____

Hearing Date: _____

1 Application Information

This Application is for: ☒ Special Permit ☐ Variance
☐ Appeal from a decision of the Building Inspector/Zoning Enforcement Officer

Sections of the Zoning Bylaw Applicable to Application & Brief Project Description:

Section 10, Planned Residential Development

2 Property Information

Address: Keuka Road

Parcel ID #: 3825,3838,3842-2,3849,3850,3851

Zoning District: Residence B

Total Land Area: 12.5 Ac.

Present Use: None (Wooded)

Lot Frontage: 143.37 + 447.50 (paper)

Proposed Use: PRD

Deed Book & Page #: 68600/73,66846/485

Check all Applicable:

☐ Historic District

☐ White Pond Advisory Area

☒ Wetlands Conservancy District

☐ Wireless Overlay District

☒ Flood Plain Conservancy District

☒ 100' Wetland Buffer Zone

☐ Groundwater Conservancy District

☐ 200' River's Act Area

3 Building Inspections Division Review

To avoid project delays, this Application and all supporting documentation should be reviewed by a Concord Building Inspector prior to filing with the Town Clerk. It is the Applicant's responsibility to schedule an appointment to meet with a Building Inspector at least two weeks before the application submission deadline. Incomplete applications will not be signed by a Building Inspector.

This completed Application has been reviewed by a Concord Building Inspector.

Signature of Building Inspector:

Date:

4 Property Owner/Applicant Information

The undersigned hereby certifies that he/she has read and examined this application, the Board of Appeals Procedures and Checklist and that the proposed project is accurately represented in this Application and supporting documentation, and hereby requests a hearing before the Board of Appeals with reference to the above application.

Property Owner(s) Name: Keuka Road LLC

Address: 653 Main Street, Concord

Phone: (617)671-4866

E-Mail: hopebeckman@live.com

Signature: Hope A. Beckman, KEUKA RD. LLC

Date: 4.3.17

Property Owner(s) Name: HOPE & CRAIG BECKMAN; FOR: KEUKA ROAD LLC

Address: 653 H. HIND ST., CONCORD MA 01742

Phone: 617.671.4866

E-Mail: HOPEBECKMAN@LIVE.COM

Signature: Hope A. Beckman, KEUKA RD. LLC

Date: 4.3.17

Applicant(s) Name: same as above

Address:

Phone:

E-Mail:

Signature:

Date:

Applicant is: ☐ Owner ☐ Tenant ☐ Agent/Attorney ☐ Purchaser

Applicant(s) Name:

Address:

Phone:

E-Mail:

Signature:

Date:

Applicant is: ☐ Owner ☐ Tenant ☐ Agent/Attorney ☐ Purchaser